

128.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

675,800 /

675,800

USE VALUE:

675,800 /

675,800

ASSESSED:

675,800 /

675,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		MENOTOMY RD, ARLINGTON

OWNERSHIP

Owner 1:	FORD DAVID E & LAURA A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 52 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,624 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4624		Sq. Ft.	Site		0	80.	1.21	9									446,974						447,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4624.000	225,100	3,700	447,000	675,800		83439
							GIS Ref
							GIS Ref
							Insp Date
							05/16/18

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	83439
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:25:24
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/07/20	14:14:10
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 128.0-0005-0003.0**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,300	3700	4,624.	447,000	676,000	676,000	Year End Roll	12/18/2019
2019	101	FV	189,800	3700	4,624.	419,000	612,500	612,500	Year End Roll	1/3/2019
2018	101	FV	187,200	3700	4,624.	346,400	537,300	537,300	Year End Roll	12/20/2017
2017	101	FV	187,200	3700	4,624.	318,500	509,400	509,400	Year End Roll	1/3/2017
2016	101	FV	187,200	3700	4,624.	290,500	481,400	481,400	Year End	1/4/2016
2015	101	FV	176,700	3700	4,624.	284,900	465,300	465,300	Year End Roll	12/11/2014
2014	101	FV	176,700	3700	4,624.	264,800	445,200	445,200	Year End Roll	12/16/2013
2013	101	FV	176,700	3700	4,624.	252,000	432,400	432,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	985-159		7/1/1984		119,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Measured	345	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

